

# Grant County Planning Commission

## Aug 26<sup>th</sup>, 2002

The August 2002 regular meeting of the Planning Commission was called to order by Vernon Webster at 7:00 p.m.

Those in attendance: Stephen Fritz, Vernon Webster, Stephen Mann, Brooke Rider, Jim Weigel, Marvin Faulkner, William Covington, Nancy Duley, Bill Marksberry, Ray Erpenbeck and Tom Neinaber.

There was a quorum present.

### **Item 1. July Meeting Minutes**

Marvin Faulkner made a motion to approve the July meeting minutes, Stephen Mann seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### **Item 2. July Financial Report**

William Covington made a motion to approve the financial reports for July, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### **Item 3. Administrators Report**

Jonathan stated that the KAPA conference was scheduled for Sept 11-13 and that the office would be closed and if anyone had any questions on their continuing education hours to please call the office.

### **ITEM 4: ZONE CHANGE -FISK- ALEXANDER RD. - A1 TO R1**

**APPLICANT:** Gladys R. Fisk

**GENERAL LOCATION:** An approximate 10.0000 acre area located on the west side of Alexander Rd., approximately 0.95 miles northwest of KY Rt. #491

**REQUEST:** to change the zoning of the property from A1 - Agricultural One to R1 - Residential One

Vernon Webster declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mrs. Fisk stated that she was requesting the change because she wanted to keep her house and some acres and sell 3 lots.

Vernon Webster asked if anyone wished to speak for or against the request.

Bill Morrison - 1290 Alexander Rd. - said that his concern was that 2 automobiles could not pass at this property because the road was too narrow; he also stated that this property drained into the water shed of Bullock Pen Lake. Another concern was the overcrowding of Crittenden Mt. Zion School.

Judy Ammerman - stated that the surrounding property is used for recreation with horses and the road cannot handle the traffic, and she said that the school system was already overcrowded.

Larry Brown - 840 Alexander - stated that he was not against her selling the property but he was concerned because of the road being 1 lane and the traffic was already too heavy.

Gerald Souder - 895 Alexander - asked how the zone change would affect his property and the surrounding property.

Bill Williams - 1005 Alexander - stated that the road is dangerous as it is.

Vernon Webster declared the public hearing closed.

Stephen Mann asked how many lots she planned to sell.

Mrs. Fisk stated that she was going to sell 8 acres in 3 lots and that there had been several houses built down the road and she didn't think these 3 new lots would make that much of a difference.

Rita Fisk stated that they were going to sell the property as 1 lot but there was a huge financial difference in splitting the property and selling.

Jonathan stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan; however, some concerns that come with the recommendation are: 1. how many lots will be created: the zoning classification would allow for lots to be created on as little as one acre. This means that in theory there could be 10 additional lots created. 2. can the current roadway support up to ten additional units: the roadway is fairly narrow. If we assume that all lots would be developed, we can project that 10 dwelling, at 9.57 trips per day by each dwelling unit would equal 95.7 trips per day. Given that half of those trips would be from Alexander Road to the nearest highway and the other half coming from KY491 onto Alexander Road 3. is the roadway wide enough for the additional 95.7 trips per day: no, but perhaps if the property owner dedicated additional footage for the future widening of Alexander Road and the property was limited to 4 lots the roadway would be suitable.

Jim Weigel asked the property owner if they would agree to give 25 ft. to the county for future widening of the road.

Mrs. Fisk stated that she would agree.

Judy Ammerman asked since there would be more traffic could there be horse crossing signs or speed bumps put on the road.

Mr. Souder questioned how the request would affect his property.

Jonathan stated that the change would only take place on Mrs. Fisk's property

Bill Morrison questioned if it was the responsibility of the Commission to address the questions about overcrowding of schools and other issues.

Jonathan stated that the Commission tries to answer those concerns as best as possible.

Jonathan asked Mrs. Fisk if she would agree to only dividing the property into 4 lots.

Mrs. Fisk stated that she would agree.

Stephen Mann stated that the property owners have brought up good points and that the commission takes those into consideration but unfortunately some of the items are out of the control of the Commission.

Stephen Mann made a motion to approve the request because it is consistent with the comprehensive Plan with the condition that the property owner dedicate 25ft. to the county for future widening of the roadway and the 10 acres not be divided into more than 4 lots, Stephen Fritz seconded the motion. A hand vote was taken Stephen Fritz: yes, Stephen Mann: yes, Brooke Rider: no, Jim Weigel: no, Marvin Faulkner: yes, William Covington: yes, Nancy Duley: yes, Bill Marksberry: yes. Motion passes 6 to 2.

#### **ITEM 5: ZONE CHANGE -LAWRENCE- BROADWAY - R3 TO CBD**

**APPLICANT:** Charles & Betty Lawrence

**GENERAL LOCATION:** An approximate 1.0000 acre area located on the north side of Broadway and on the west side of Short Race St. and on the south side of Warsaw Ave., within the city limits of Dry Ridge

**REQUEST:** to change the zoning of the property from R3 - Residential Three to CBD - Commercial Business District

Vernon Webster declared the public hearing open.

Betty Lawrence stated that the request was to rezone 2 acres to Central Business District and that the house and the front acre are sold. She said that the property is surrounded by Commercial on 3 sides.

Vernon Webster asked if anyone wished to speak for the request. No one spoke for the request

Vernon Webster asked if anyone wished to speak against the request.

Carl Dills stated that his concern was the narrow entrance onto Short Race Street because the telephone pole set so close to the road.

Vernon Webster declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan provided that 1. the property has an efficient and compact place in which to move about and do business. 2. the property functions efficiently for shopping and other activities are oriented to the pedestrian. 3. the property has convenient off-street parking.

Bill Marksberry made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 6. Green Ridge Estates - Preliminary Plat**

Ray Erpenbeck read a letter recommending approval of the plat.

Brooke Rider asked if Williamstown had a letter of comment since the last meeting.

Jonathan stated that the Subdivision Regulations are under the control of the Commission.

Tom Nienaber stated that is the plat complies with the subdivision regulations then the Commission must approve.

Stephen Mann made a motion to approve the plat, Brooke Rider seconded the motion. A hand vote was taken, Stephen Fritz:yes, Stephen Mann:yes, Brooke Rider:yes, Jim Weigel:abstained, Marvin Faulkner:yes, William Covington:yes, Nancy Duley:yes, Bill Marksberry:no.

**Item 7. Southern Court - Final Plat**

Ray Erpenbeck read a letter recommending approval of the plat with 2 conditions 1: pavement cores be provided 2: bond for uncompleted work be issued. He stated that both the conditions had been met.

Stephen Fritz made a motion to approve the plan submitted, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 8. Steer Estates - Final Plat**

Ray Erpenbeck read a letter recommending approval of the plat with a waiver for detention.

Stephen Mann made a motion to approve the plat, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 9. Dry Ridge Baptist Church - Site plan**

Stephen Mann removed himself from voting.

Ray Erpenbeck read a letter recommending approval of the plat

Brooke Rider made a motion to approve the plan submitted with the waiver, Nancy Duley seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 10. Executive Session**

none

**Item 11. Other Business**

New officer:

Brooke Rider made a motion to keep the current officers.

Tom Nienaber suggested to the Commission that they wait until more members are present before concluding the process.

Jonathan stated that in the past the Administrator had signed Conveyance Plats, but in reviewing the subdivision regulations the Commission Engineer is supposed to review them and the Planning Commission reviews and decides to approve or deny the conveyance plat.

The Commission discussed whether to allow the administrator to sign or have the engineer and commission review. Ray Erpenbeck stated that most other counties have the engineer review the conveyance plat. The commission decided not to change the subdivision regulations and require that conveyance plats be reviewed by the engineer and approved by the commission.

Nancy Duley made a motion to approve all previous conveyance plats signed by the Administrators, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 12. Adjournment**

Brooke Rider made a motion to adjourn, Stephen Mann seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

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**JOHN LAWRENCE, CHAIRMAN - DATE**

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**NICK KINMAN, SECRETARY - DATE**